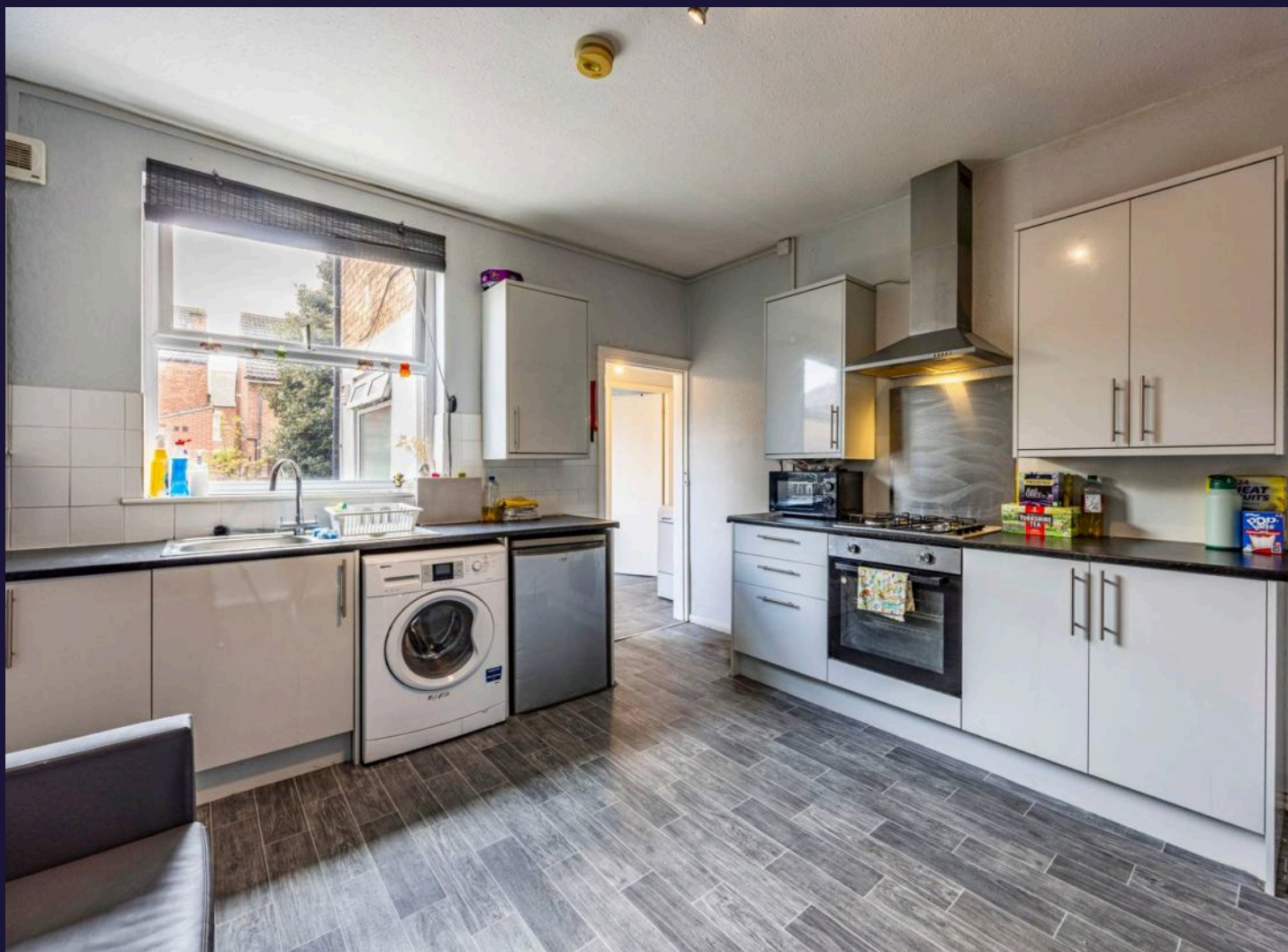




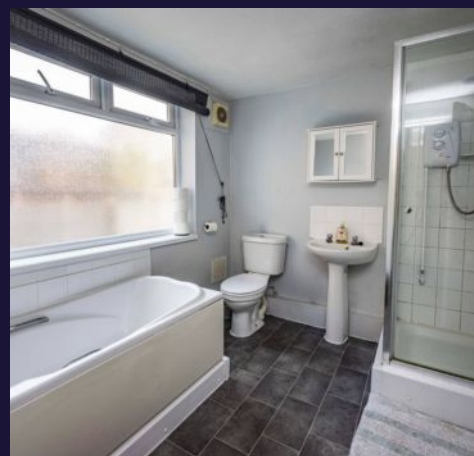
Highfield Road, Nottingham
£290,000

 **Comfort**
Estates



A well-maintained and fully licensed four-bedroom HMO, currently producing an annual rental income of £26,400 and offering a gross yield of approximately 9.1%. Located in the sought-after area of Dunkirk, the property enjoys a prime position close to the University of Nottingham and Queen's Medical Centre, making it an ideal long-term investment. The accommodation is arranged over two floors and includes four double bedrooms, communal living kitchen, and a well-appointed bathroom. Externally, the property benefits from a south-east facing, low-maintenance paved garden — perfect for outdoor enjoyment with minimal upkeep. The property is fully let for the 2024/25 and 2025/26 academic years, providing immediate and secure rental income. Offered for sale with no upward chain. There is also potential to extend, subject to the necessary planning consents. A superb opportunity to acquire a high-yielding property in a consistently popular location. Call now to book your viewing.

- No Chain
- Licensed 4 Bedroom HMO
- Walking Distance to the University of Nottingham and Queens Medical Centre
- Currently Let for 24/25 & 25/26
- Achieving £26,400 per annum representing 9.1% gross yield
- Potential to Extend (STPP)





Entrance

Entrance hall with large radiator leading to a bedroom one, kitchen and stairs to the first floor.

Bedroom 1

14' 5" x 11' 4" (4.39m x 3.45m)

Double bedroom with carpeted flooring, radiator and a bay window to the front elevation.

Living Kitchen

12' 11" x 11' 2" (3.94m x 3.41m)

A perfect communal living kitchen fitted with a modern range of base and wall mounted units with a fitted electric oven, gas hob, extractor fan and freestanding white goods.

Inner Hall

An inner hallway with storage cupboard, vinyl flooring with access to the bathroom and rear garden.

Bathroom

8' 8" x 7' 8" (2.64m x 2.33m)

Fitted with a four piece suite comprising: wc, pedestal wash hand basin, shower cubicle and panel bath. Vinyl flooring and double glazed obscure glass window to the side elevation.



Bedroom 2

11' 6" x 14' 11" (3.50m x 4.56m)

A spacious double bedroom with carpeted flooring, radiator and window to the front elevation.

Bedroom 3

13' 2" x 9' 11" (4.02m x 3.03m)

A double bedroom with carpeted flooring, radiator and window to the front elevation.

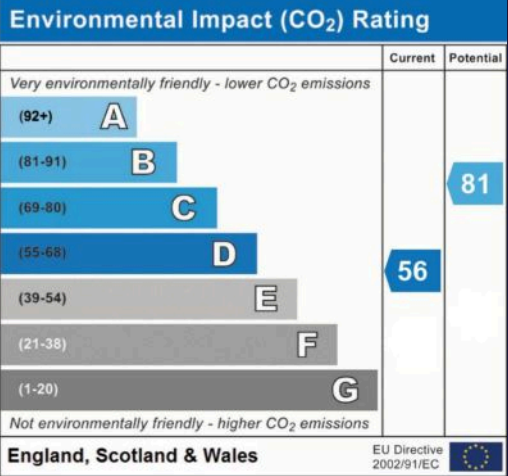
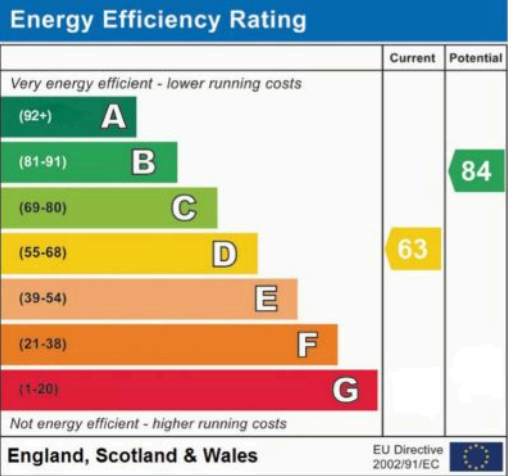
Bedroom 4

12' 3" x 7' 3" (3.73m x 2.22m)

Another double bedroom with carpeted flooring, radiator and window to the rear elevation.









Comfort Estates

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